



Ethelbert, Sandown Road

Guide Price £489,950

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## Ethelbert, Sandown Road

A good looking 1930's semi-detached period property, occupying an impressive position with a large spectacular, landscaped garden and potential to extend if more space is required. This home sits near both Sandwich Bay and The Royal St Georges Golf Club and will surely attract a variety of purchasers.

**Internally** there is an entrance porch, with period part stain glass door into a welcoming hall with doors leading into the generous front lounge with its lovely bay window and log burner, for maximum family comfort. There is quality bespoke fitted kitchen that flows nicely to the large full width conservatory at the rear, a perfect place for entertaining and an ideal family hub of the home. Also on this level is the study and separate utility with internal access to the garage.

Upstairs over the first floor, there is a landing with doors into the three bedrooms and quality bathroom suite. On a particular note, bedroom two has the added benefit of doors that open to a Juliet balcony, which affords some lovely countryside and garden views.

**Externally** One of the key highlights of the wonderful home is the landscaped garden that boasts a large variety of flower and exotic plant beds, also having numerous seating places around its shaped lawned areas. To the rear is the shallow river that runs towards the town. Also the front has off road parking leading to the garage.



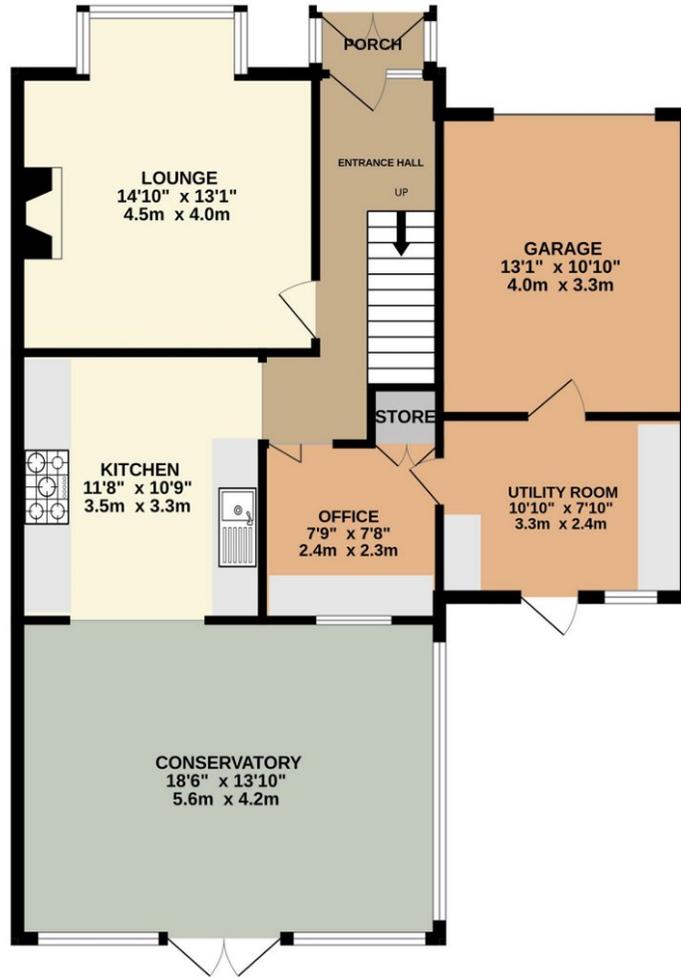




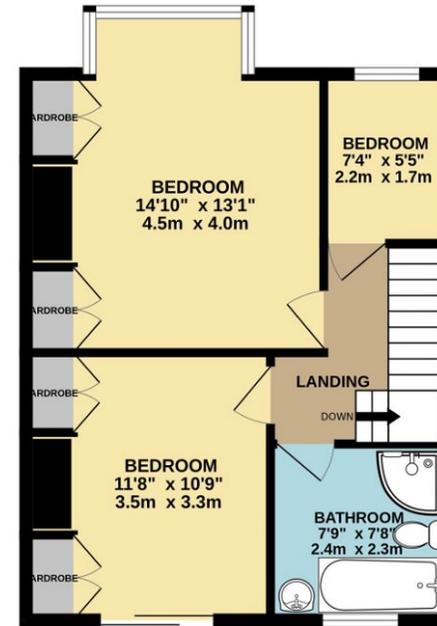




GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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